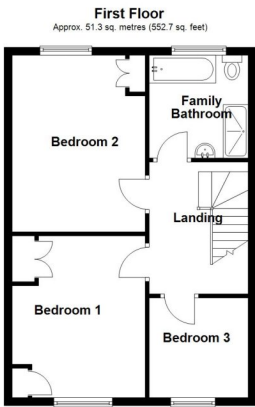
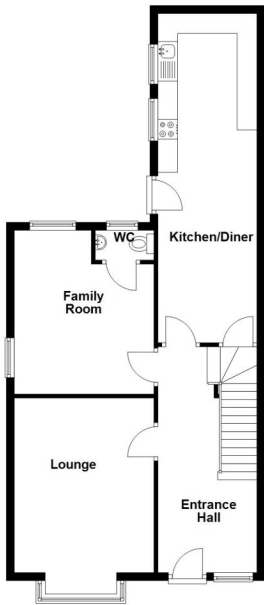
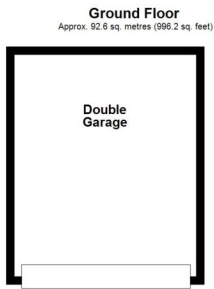


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 143.9 sq. metres (1548.9 sq. feet)



64 Meadowgate, Bourne, Lincolnshire, PE10 9EY

£275,000 Freehold

We are delighted to offer for sale this established three bedroom semi detached family home with detached double garage and driveway to the rear. The property is located within a short walk of the town centre with all Bourne's facilities plus schools, leisure centre and abbey lawns are all walking distance. The property is superbly presented throughout and benefits from, lounge with bay window, separate family room with downstairs cloakroom off and 27ft kitchen/dining room. On the first floor there are three double bedrooms and a newly replaced bathroom with separate shower cubicle. Outside there is a fully enclosed easy to maintain garden with gate giving access to the double garage with electric roller door and driveway with parking for two cars.

Spacious Three Bedroom Semi | Detached Double Garage & Drive | Walking Distance of the Town Centre | Two Reception Rooms | 27ft Kitchen/Dining Room | Three Double Bedrooms

Winkworth

winkworth.co.uk/bourne

See things differently.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, dado rail, laminate flooring and door leading to:

Lounge - 14'5" x 11'7" (4.4m x 3.53m) With attractive multi fuel burning stove, upvc double glazed bay window to the front, radiator, power points and coved ceiling.

Family Room - 13' x 11'6" (3.96m x 3.5m) With upvc double glazed window to the rear and side, radiator, power points, coved ceiling and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin, frosted window and tiled walls.

Kitchen/Dining Room - 27'3" x 8'1" (8.3m x 2.46m) With fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, integrated oven, four ring gas hob with extractor fan over, fridge freezer space, laminate flooring, integrated dishwasher, integrated washing machine, radiator, storage cupboard under stairs, two UPVC double glazed windows to side aspect and UPVC door to rear garden.



First Floor Landing - With access to the loft and door to:

Bedroom One - 12'1" x 11'7" (3.68m x 3.53m) With upvc double glazed window to front aspect, decorative fireplace, radiator, power points, coving and two fitted wardrobes.

Bedroom Two - 13' x 11'6" (3.96m x 3.5m) With upvc double glazed window to rear aspect, radiator, coving, power points and airing cupboard housing gas combi boiler supplying hot water and central heating.

Bedroom Three - 8'9" x 7'11" (2.67m x 2.41m) With upvc double glazed window to front aspect, radiator and power points.

Bathroom - With superb modern fitted suite comprising, panelled bath, separate shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail and upvc double glazed frosted window.

Outside - To the front there is a walled front garden with gated pathway leading to the front door. The rear garden has a wood decked patio leading onto a well maintained lawned garden being fully enclosed with gate leading to:

Double Garage - With power and light and electric roller door. There is also a driveway in front providing off road parking for two cars.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

